



97 Guan Road, Brockworth, Gloucester, GL3 4RJ

£285,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in the popular area of Brockworth, this modern three bedroom mid-terrace property offers a comfortable and contemporary living experience, perfect for families or professionals.

The ground floor features a stylish open-plan layout that seamlessly combines the kitchen, lounge, and dining areas, creating a spacious and sociable environment for everyday living and entertaining. A convenient WC is also located on this floor for added practicality.

On the first floor, you'll find two generous double bedrooms, providing ample space for family or guests, as well as a cosy single bedroom that could serve as a child's room or home office. The family bathroom is well-appointed, offering convenience for all.

The master bedroom also boasts its own en-suite, providing a private and relaxing retreat within the home.

Outside, the property includes a single garage and allocated parking, ensuring ease and convenience in this desirable location.

With its modern design, spacious layout, and convenient features, this property in Brockworth is an ideal choice for those seeking a stylish and practical home.

Agents Note.

Freehold

EPC Rating: B81

Tewkesbury Borough Council Band:

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Annual management charge: £228.00.

- Modern 3 Bedroom • Open Plan Terraced Home
- Living/Dining/Kitchen
- Convenient Ground Floor WC
- Ensuite to Master Bedroom
- Enclosed Rear Garden
- Garage and Parking Available
- EPC Rating: B81
- Council Tax Band: C

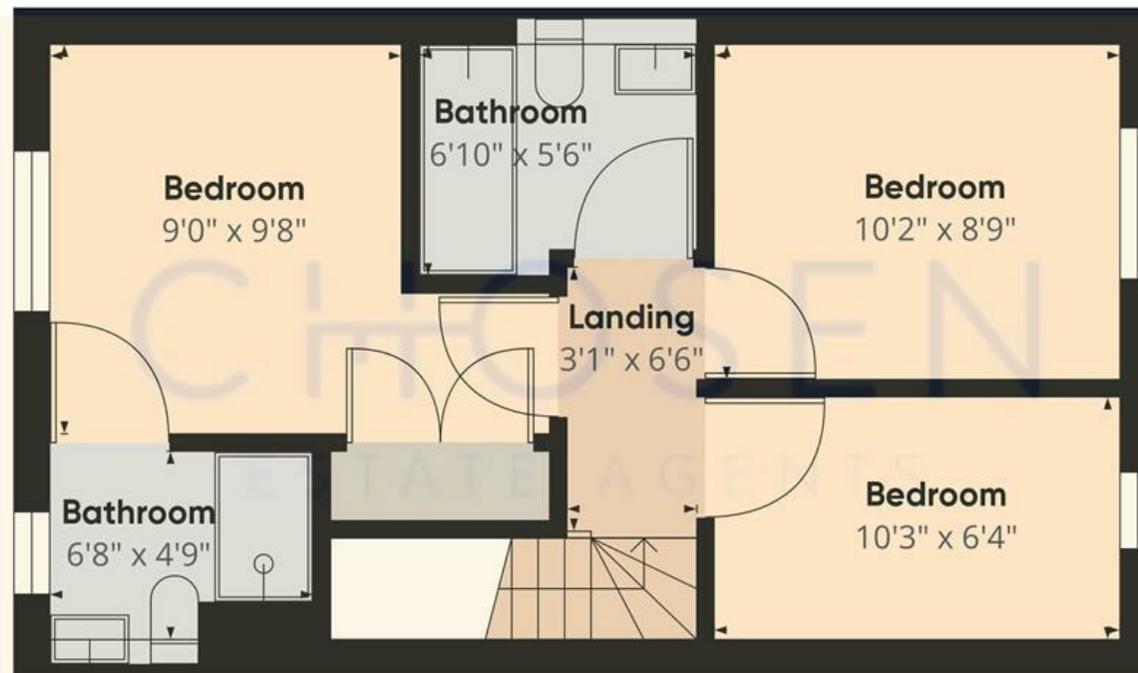
Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 93 |
| (81-91) B | 81 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |





Floor 0



Floor 1

Approximate total area⁽¹⁾

763.38 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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